

SHAPING THE AUSTIN WE IMAGINE

# AUSTIN LAND DEVELOPMENT CODE

City Council  
Work Session

June 13, 2017



**CODENEXT**  
13-JUN-17

# NEIGHBORHOOD OPEN SUBZONES AND T4 MAIN STREET



# transect zones

## FORM DESCRIPTORS



### **Neighborhood Edge**

House building forms with residential uses in a neighborhood setting.



### **Neighborhood**

House building forms with a mix of residential uses and limited non-residential in accessory structures in a neighborhood setting.



### **Main Street**

Buildings that form a street of near continuous building frontage adjacent to a neighborhood.



### **Urban / Urban Core**

Buildings that form a street of near continuous building frontage in a mixed-use urban setting.

# transect zones

## FORM DESCRIPTORS



### **Neighborhood**

House building forms with a mix of residential uses and limited non-residential in accessory structures in a neighborhood setting.



### **Main Street**

Buildings that form a street of near continuous building frontage adjacent to a neighborhood.

# transect zones NAMING CONVENTIONS

Transect zones have a four-part naming convention to identify intensity, form, setback, sub-zone and land use variations.

T4N.SS-O

**Transect  
Zone  
Intensity**

T3

T4

T5

T6

**Form  
Descriptor**

Neighborhood  
Edge (NE)

Neighborhood (N)

Main Street (MS)

Urban (U)

Urban Core (UC)

**Lot Size /  
Setback**

Wide Lot (WL)

Deep Setback  
(DS)

Shallow  
Setback (SS)

Intermediate  
Setback (IS)

**Sub-Zone**

Open (O)  
allows  
additional  
land uses



# T4 MAIN STREET CRITERIA

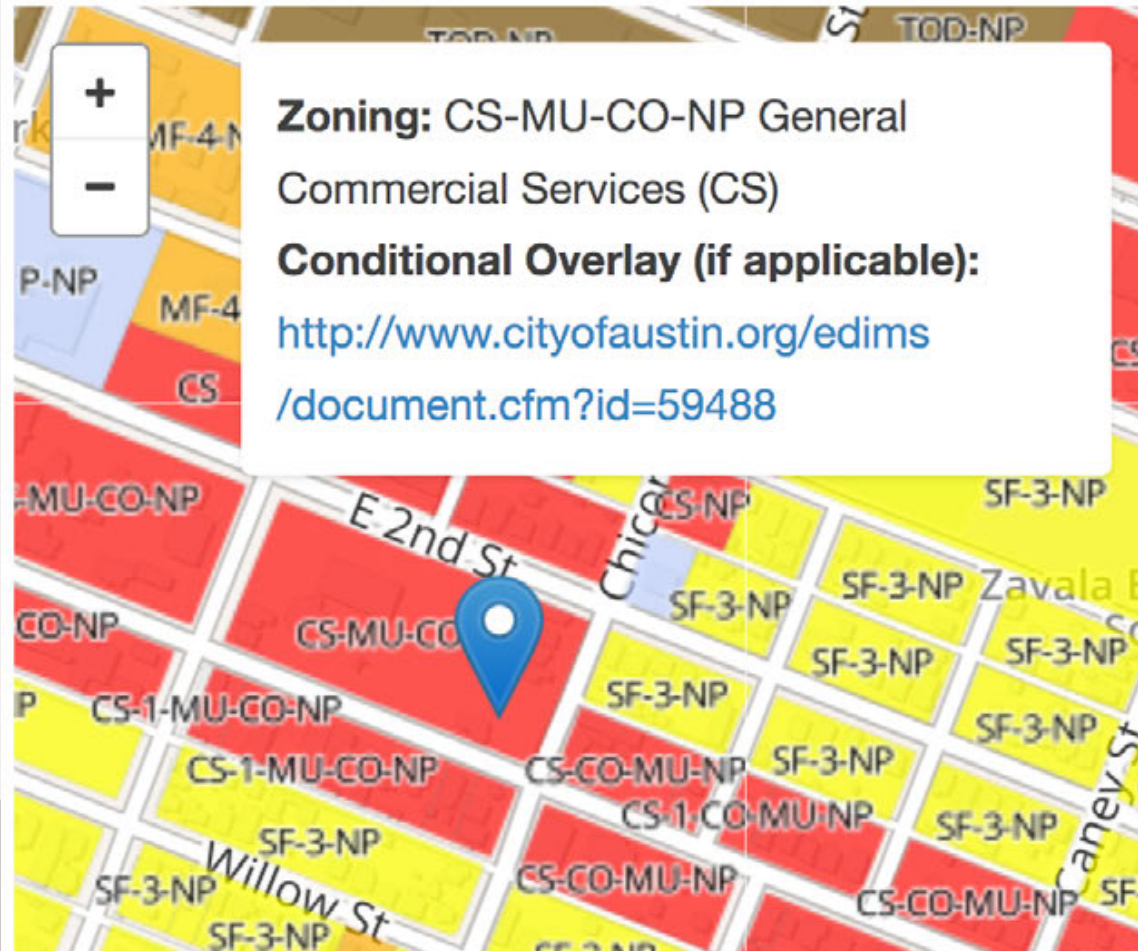
Mapped where existing map allowed commercial uses;

Mapped where Article 10 Compatibility lowered height to 3 stories 40 feet. (typically lots adjacent to triggering property with a depth of less than 125-150 feet); and/or

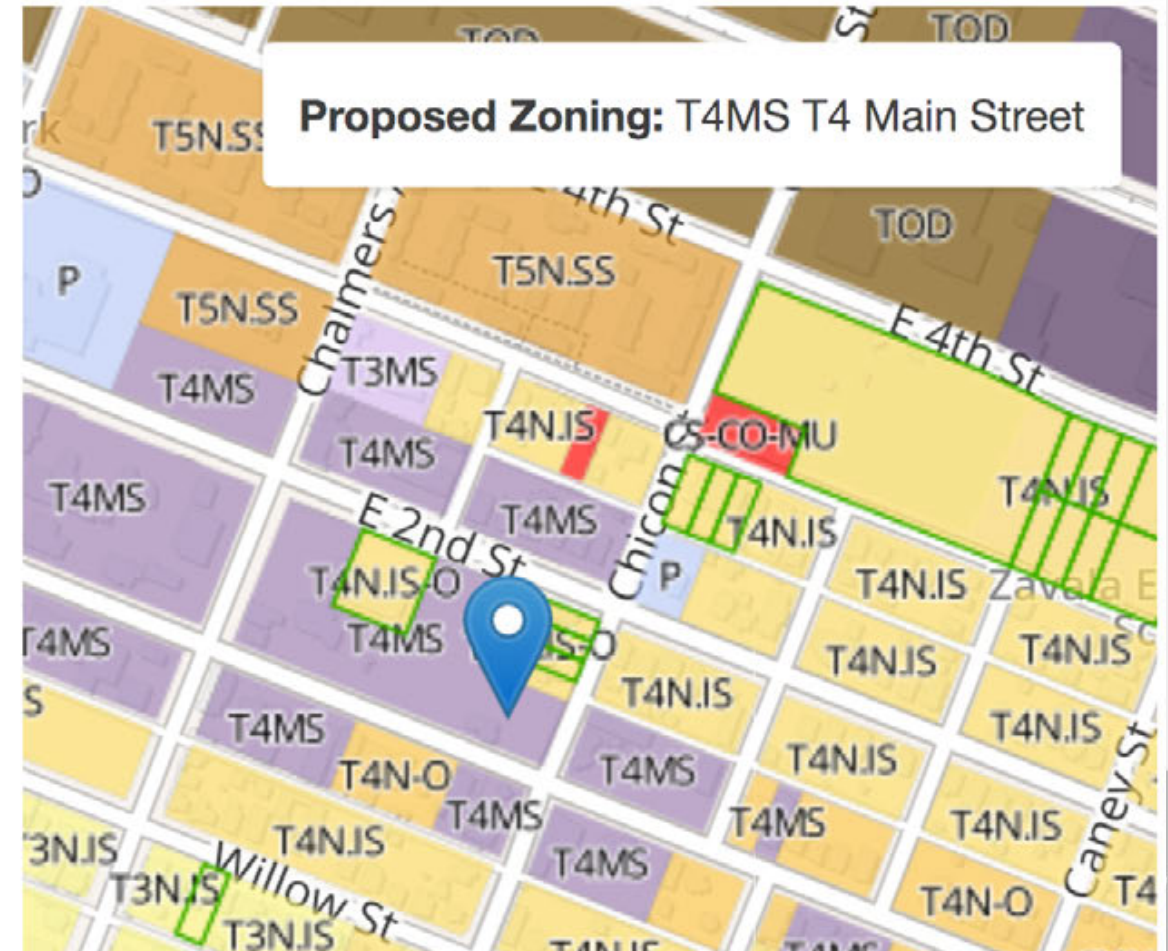
Mapped where Neighborhood Plan lowered height to 40 feet.

# EXAMPLE MAP

## Existing Zoning



## Proposed Zoning



# NEIGHBORHOOD OPEN SUBZONES CRITERIA

Mapped where existing map allowed commercial uses; and

Where Neighborhood Plan called for “House Form”, “Neighborhood Scale” or similar language



# NEIGHBORHOOD OPEN SUBZONES EXAMPLES

NEIGHBORHOOD | 9  
OPEN SUBZONES

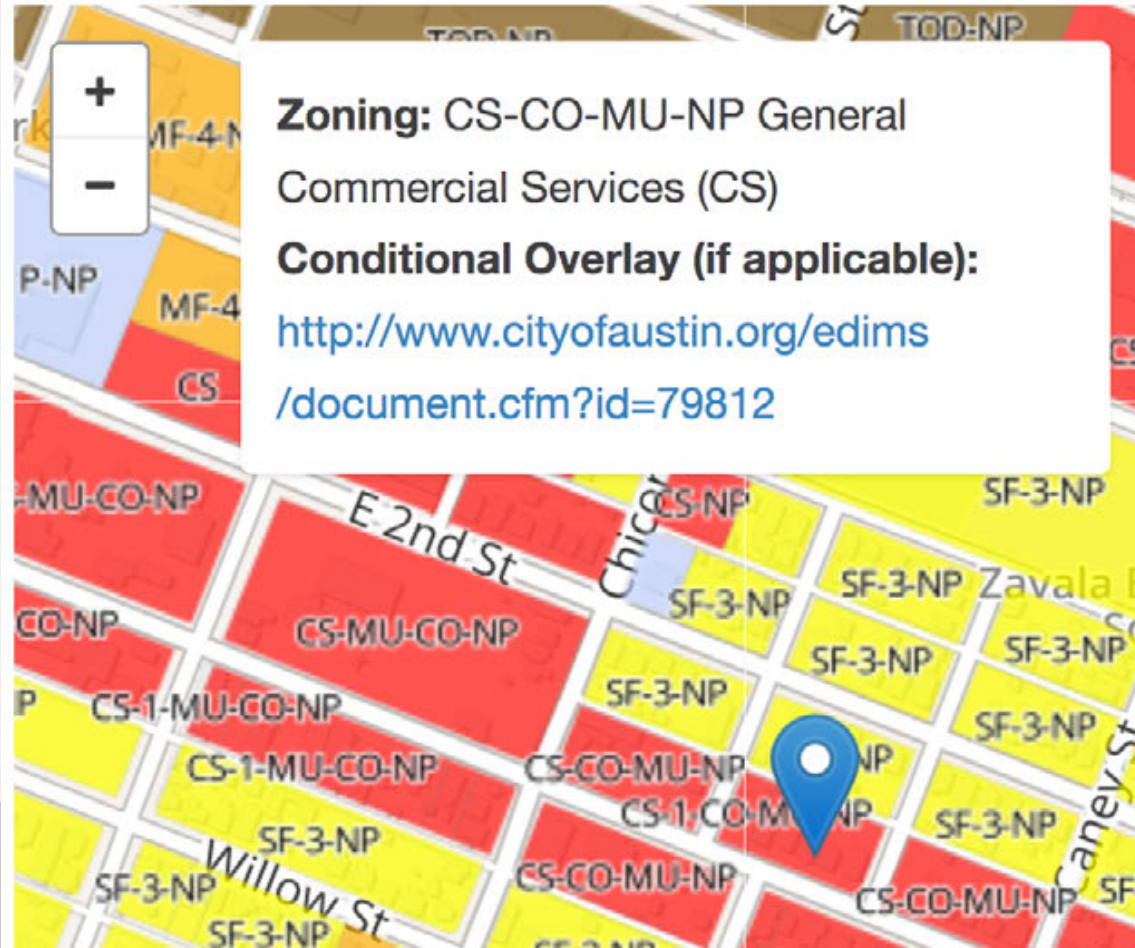




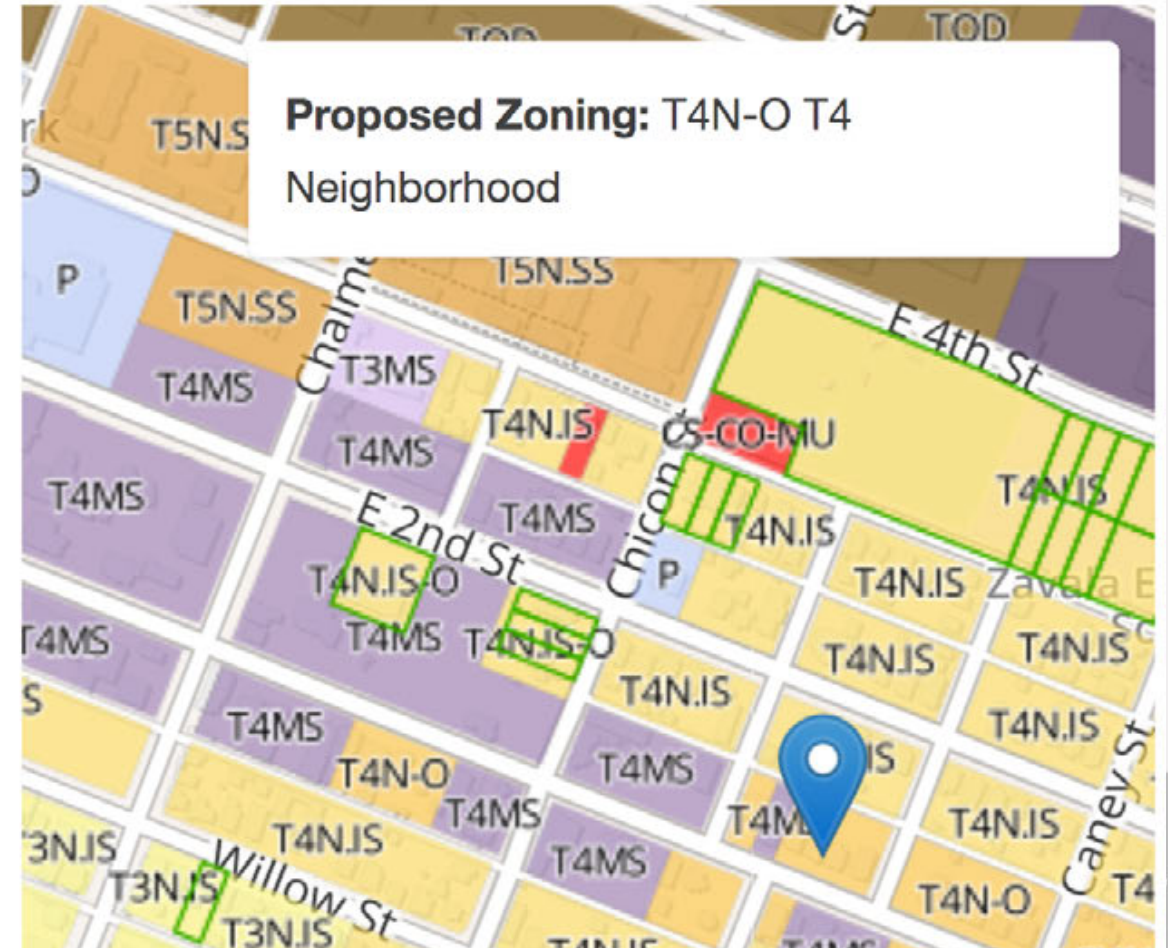
# EXAMPLE MAP

NEIGHBORHOOD | 10  
OPEN SUBZONES

## Existing Zoning



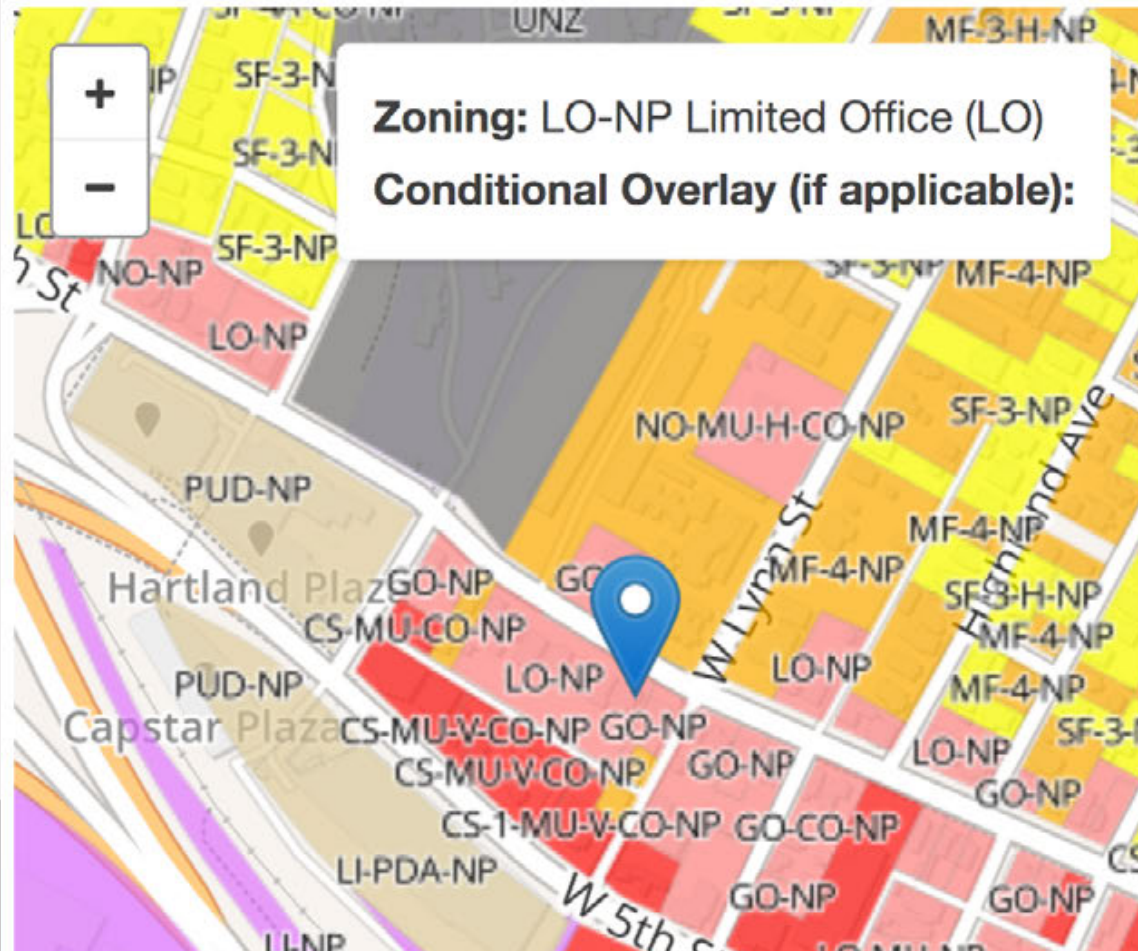
## Proposed Zoning



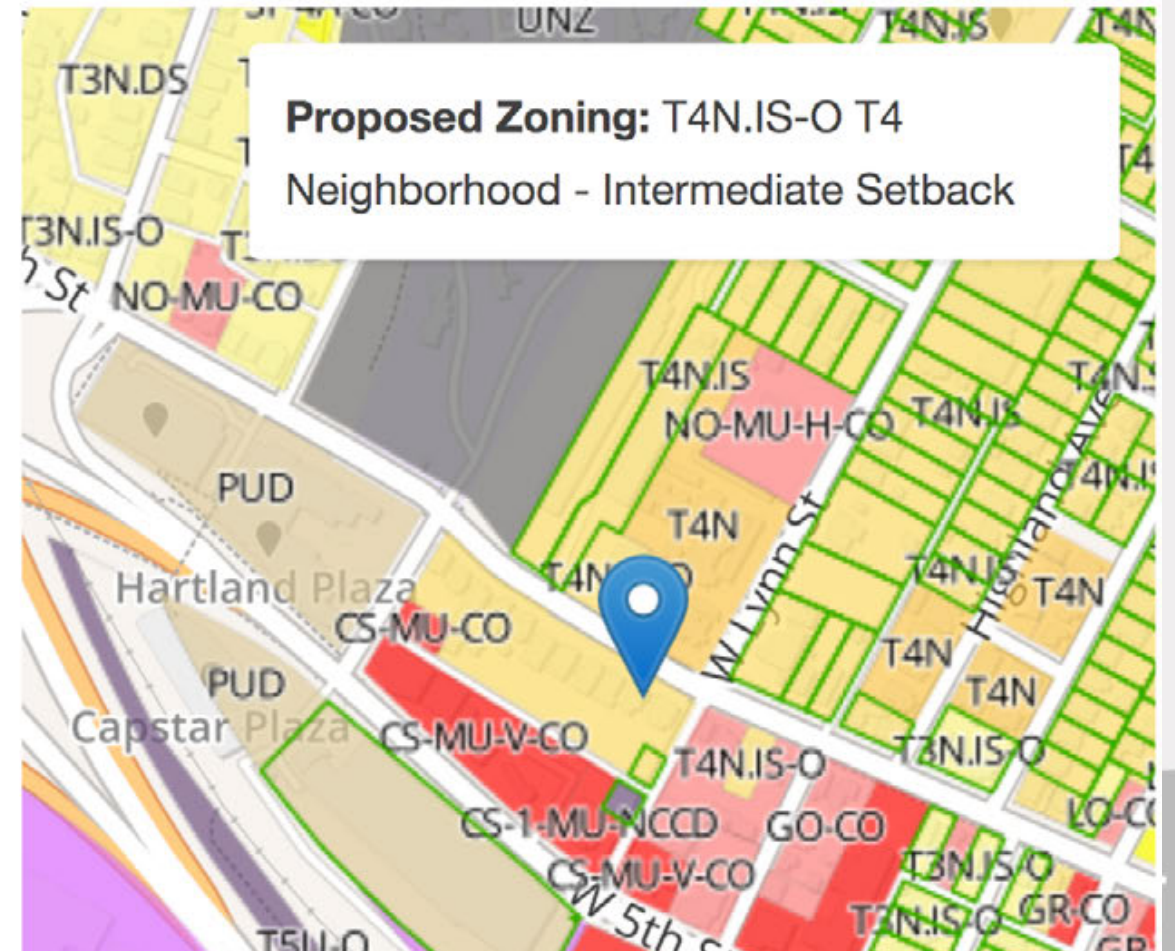


# EXAMPLE MAP

## Existing Zoning



## Proposed Zoning



# Typical Use Table for Open Subzones

## Sub-Zone

Open (O) allows additional land uses in the same physical form.

## NEIGHBORHOOD | 12 OPEN SUBZONES

N. Use Types		T4N	
Use Type	Specific Use Standards	SS	SS-O
Residential			
Residential Dwelling(s)		P	P
Cooperative Housing		P	P
Accessory Dwelling Unit	23-4E-6030	P	P
Bed and Breakfast	23-4E-6080	CUP	P
Senior/Retirement Housing:			
≤12 Residents	23-4E-6300	MUP	MUP
Home Occupations	23-4E-6180	P	P
Short-term Rental	23-4E-6310	P	P
Residential Support Services			
Group Home:	23-4E-6170		
<7 Residents		P	P
7 to 15 Residents		CUP	P
Services			
Day Care:			
Small (≤7 Children)		P	P
Large (>7 and <20 Children)		CUP	CUP
Commercial		N/A	CUP
Business and Financial/			

N. Use Types (continued)			
Use Type	Specific Use	T4N	
		SS	SS-O
<b>Civic and Public Services</b>			
Library, Museum		UP	CUP
Meeting Facility		UP	CUP
Public Safety		UP	CUP
School:			
Business		N/A	N/A
College or University		UP	CUP
Private Postsecondary		UP	CUP
Private School		UP	CUP
Public Primary		P	P
Public Secondary		P	P
<b>Restaurants and Bars</b>			
Bar/Nightclub: Level 1 – No Outside Seating, No Late Hours		N/A	CUP
Restaurant, except:		N/A	P
> 2,500 sf		N/A	CUP
With Alcohol Sales		N/A	CUP
With Outside Seating		N/A	CUP
Late Night Operation	23-45-6270	N/A	CUP

### Key for Subsection N

P	Permitted Use	TUP	Temporary Use Permit Required
MUP	Minor Use Permit Required	N/A	Not Allowed
CUP	Conditional Use Permit Required		



N. Use Types			
Use Type	Specific Use Standards	T4N	
		SS	SS-O
Residential			
Residential Dwelling(s)		P	P
Cooperative Housing		P	P
Accessory Dwelling Unit	23-4E-6030	P	P
Bed and Breakfast	23-4E-6080	CUP	P
Senior/Retirement Housing: ≤12 Residents	23-4E-6300	MUP	MUP
Home Occupations	23-4E-6180	P	P
Short-term Rental	23-4E-6310	P	P
Residential Support Services			
Group Home:	23-4E-6170		
<7 Residents		P	P
7 to 15 Residents		CUP	P
Services			
Day Care:			
Small (≤7 Children)		P	P
Large (>7 and <20 Children)		CUP	CUP
Commercial		N/A	CUP
Business and Financial/ Professional Services		N/A	CUP
Medical Services:			
≤2,500 sf		N/A	P
Pawn Shop		N/A	N/A
Personal Services		N/A	P

N. Use Types (continued)			
Use Type	Specific Use Standards	T4N	
		SS	SS-O
Civic and Public Assembly			
Library, Museum, or Public Art Gallery		CUP	CUP
Meeting Facility (public or private)		CUP	CUP
Public Safety Facility		CUP	CUP
School:	23-4E-6290		
Business, or Trade		N/A	N/A
College or University		CUP	CUP
Private Primary		CUP	CUP
Private Secondary		CUP	CUP
Public Primary		P	P
Public Secondary		P	P
Restaurants and Bars			
Bar/Nightclub: Level 1 – No Outside Seating, No Late Hours		N/A	CUP
Restaurant, except:		N/A	P
> 2,500 sf		N/A	CUP
With Alcohol Sales		N/A	CUP
With Outside Seating		N/A	CUP
Late Night Operation	23-4E-6270	N/A	CUP
Retail			
Food Sales (on or off site)		N/A	P
General Retail:			
<5,000 sf		N/A	P
With On-site Production		N/A	P

N. Use Types (continued)			
Use Type	Specific Use Standards	T4N	
		SS	SS-O
Entertainment and Recreation			
Park/Playground		P	P
Recreation: Community, Non-Profit		CUP	CUP
Studio: Art, Dance, Martial Arts, Music ≤500 sf		P	P
Agriculture			
Community Agriculture	23-4E-6120	P	P
Other			
Accessory Uses	23-4E-6040	P	P
Communications	23-4E-6110	P	P
Telecommunications	23-4E-6340	P	P
Utilities: Local		CUP	CUP
Temporary Uses		TUP	TUP
Special Uses	23-4E-6320	CUP	CUP

### Key for Subsection N

P	Permitted Use
MUP	Minor Use Permit Required
CUP	Conditional Use Permit Required
TUP	Temporary Use Permit Required
N/A	Not Allowed

# "P" Permitted

## NEIGHBORHOOD | 14 OPEN SUBZONES

N. Use Types			
Use Type	Specific Use Standards	T4N	
		SS	SS-O
Residential			
Residential Dwelling(s)		P	P
Cooperative Housing		P	P
Accessory Dwelling Unit	23-4E-6030	P	P
Bed and Breakfast	23-4E-6080	CUP	P
Senior/Retirement Housing: ≤12 Residents	23-4E-6300	MUP	MUP
Home Occupations	23-4E-6180	P	P
Short-term Rental	23-4E-6310	P	P
Residential Support Services			
Group Home:	23-4E-6170		
<7 Residents		P	P
7 to 15 Residents		CUP	P
Services			
Day Care:			
Small (≤7 Children)		P	P
Large (>7 and <20 Children)		CUP	CUP
Commercial		N/A	CUP
Business and Financial/ Professional Services		N/A	CUP

N. Use Types (continued)			
Use Type	Specific Use Standards	T4N	
		SS	SS-O
Civic and Public Assembly			
Library, Museum, or Public Art Gallery		CUP	CUP
Meeting Facility (public or private)		CUP	CUP
Public Safety Facility		CUP	CUP
School:	23-4E-6290		
Business, or Trade		N/A	N/A
College or University		CUP	CUP
Private Primary		CUP	CUP
Private Secondary		CUP	CUP
Public Primary		P	P
Public Secondary		P	P
Restaurants and Bars			
Bar/Nightclub: Level 1 – No Outside Seating, No Late Hours		N/A	CUP
Restaurant, except:		N/A	P
> 2,500 sf		N/A	CUP
With Alcohol Sales		N/A	CUP
With Outside Seating		N/A	CUP
Late Night Operation	23-4E-6270	N/A	CUP

### Key for Subsection N

P	Permitted Use	TUP	Temporary Use Permit Required
MUP	Minor Use Permit Required	N/A	Not Allowed
CUP	Conditional Use Permit Required		

# “MUP” Minor Use Permit

## Director Decision.

N. Use Types			
Use Type	Specific Use Standards	T4N	
		SS	SS-O
Residential			
Residential Dwelling(s)		P	P
Cooperative Housing		P	P
Accessory Dwelling Unit	23-4E-6030	P	P
Bed and Breakfast	23-4E-6080	CUP	P
Senior/Retirement Housing: ≤12 Residents	23-4E-6300	MUP	MUP
Home Occupations	23-4E-6180	P	P
Short-term Rental	23-4E-6310	P	P
Residential Support Services			
Group Home: <7 Residents	23-4E-6170	P	P
7 to 15 Residents		CUP	P
Services			
Day Care: Small (≤7 Children)		P	P
Large (>7 and <20 Children)		CUP	CUP
Commercial		N/A	CUP
Business and Financial/ Professional Services		N/A	CUP

N. Use Types (continued)			
Use Type	Specific Use Standards	T4N	
		SS	SS-O
Civic and Public Assembly			
Library, Museum, or Public Art Gallery		CUP	CUP
Meeting Facility (public or private)		CUP	CUP
Public Safety Facility		CUP	CUP
School:	23-4E-6290		
Business, or Trade		N/A	N/A
College or University		CUP	CUP
Private Primary		CUP	CUP
Private Secondary		CUP	CUP
Public Primary		P	P
Public Secondary		P	P
Restaurants and Bars			
Bar/Nightclub: Level 1 – No Outside Seating, No Late Hours		N/A	CUP
Restaurant, except:		N/A	P
> 2,500 sf		N/A	CUP
With Alcohol Sales		N/A	CUP
With Outside Seating		N/A	CUP
Late Night Operation	23-4E-6270	N/A	CUP

### Key for Subsection N

P	Permitted Use	TUP	Temporary Use Permit Required
MUP	Minor Use Permit Required	N/A	Not Allowed
CUP	Conditional Use Permit Required		

# "CUP" Conditional Use Permit

## Land Use Commission Decision.

### NEIGHBORHOOD | 16 OPEN SUBZONES

N. Use Types			
Use Type	Specific Use Standards	T4N	
		SS	SS-O
Residential			
Residential Dwelling(s)		P	P
Cooperative Housing		P	P
Accessory Dwelling Unit	23-4E-6030	P	P
Bed and Breakfast	23-4E-6080	CUP	P
Senior/Retirement Housing: ≤12 Residents	23-4E-6300	MUP	MUP
Home Occupations	23-4E-6180	P	P
Short-term Rental	23-4E-6310	P	P
Residential Support Services			
Group Home:	23-4E-6170		
<7 Residents		P	P
7 to 15 Residents		CUP	P
Services			
Day Care:			
Small (≤7 Children)		P	P
Large (>7 and <20 Children)		CUP	CUP
Commercial		N/A	CUP
Business and Financial/ Professional Services		N/A	CUP

N. Use Types (continued)			
Use Type	Specific Use Standards	T4N	
		SS	SS-O
Civic and Public Assembly			
Library, Museum, or Public Art Gallery		CUP	CUP
Meeting Facility (public or private)		CUP	CUP
Public Safety Facility		CUP	CUP
School:	23-4E-6290		
Business, or Trade		N/A	N/A
College or University		CUP	CUP
Private Primary		CUP	CUP
Private Secondary		CUP	CUP
Public Primary		P	P
Public Secondary		P	P
Restaurants and Bars			
Bar/Nightclub: Level 1 – No Outside Seating, No Late Hours		N/A	CUP
Restaurant, except:		N/A	P
> 2,500 sf		N/A	CUP
With Alcohol Sales		N/A	CUP
With Outside Seating		N/A	CUP
Late Night Operation	23-4E-6270	N/A	CUP

#### Key for Subsection N

P Permitted Use

MUP Minor Use Permit Required

CUP Conditional Use Permit Required

TUP Temporary Use Permit Required

N/A Not Allowed



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## Help us get it right.

We invite you to review and comment on the draft code document, ask questions, and stay connected.

**[www.austintexas.gov/codenext](http://www.austintexas.gov/codenext)**  
**[codenext@austintexas.gov](mailto:codenext@austintexas.gov)**



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